

# MEMORANDUM

Agenda Item No. 11(A)(19)


**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** February 5, 2013

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution urging the Florida  
Legislature during the 2013  
session to pass legislation  
amending the Community  
Redevelopment Act to modify  
the criteria for the creation of a  
Community Redevelopment  
Agency to include land  
previously used as a military  
facility

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/lmp




# MEMORANDUM

(Revised)

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and Members, Board of County Commissioners

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Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(19)  
2-5-13

RESOLUTION NO. \_\_\_\_\_

RESOLUTION URGING THE FLORIDA LEGISLATURE  
DURING THE 2013 SESSION TO PASS LEGISLATION  
AMENDING THE COMMUNITY REDEVELOPMENT ACT TO  
MODIFY THE CRITERIA FOR THE CREATION OF A  
COMMUNITY REDEVELOPMENT AGENCY TO INCLUDE  
LAND PREVIOUSLY USED AS A MILITARY FACILITY

**WHEREAS**, community redevelopment agencies (CRAs) are funded primarily through tax increment financing; and

**WHEREAS**, as property values in a redevelopment area rise, increment tax revenues are generated; and

**WHEREAS**, these increment revenues are placed in a CRA trust fund and used to support redevelopment plans in the area; and

**WHEREAS**, CRAs have proven to be an effective tool to stimulate economic development; and

**WHEREAS**, there are currently 178 CRAs in Florida, according to the Florida Redevelopment Association; and

**WHEREAS**, land previously used as a military facility may not meet the definition of slum and blight necessary for designation as a CRA, but in many cases may share the same challenges to development that slum and blighted areas have; and

**WHEREAS**, according to the Association of Defense Communities, redevelopment of land previously used as a military facility may present a number of challenges including:

1. Maintaining the facility's infrastructure, which may be extensive, but in some cases can be older, requiring extensive maintenance at relatively high cost;

2. Remediation of environmental contamination, which may have been generated over decades of use;
3. The continued presence of nearby federal facilities such as military facilities, federal prisons, and other federal facilities, which may present challenges to redevelopment plans;
4. The sale of surplus property by the federal government to the private sector, which may result in land banking and future speculation that may hinder more immediate redevelopment plans;

Statement of Michael A. Houlemard, Jr., President, Association of Defense Communities, to the House Committee on Armed Services, Subcommittee on Military Readiness, December 12, 2007; see also Turning Bases Into Great Places: New Life for Closed Military Facilities; United States Department of Environmental Protection, January, 2006; and

**WHEREAS**, allowing land previously used as a military facility to form the basis for a CRA can provide an additional tool and catalyst for economic development; and

**WHEREAS**, during three of the last four annual regular sessions, the Florida Senate has unanimously or near unanimously passed bills sponsored by Senator Larcenia Bullard (D – Miami) that would allow land previously used as a military facility to form the basis for a CRA:

2009:	SB 110, passed by a vote of 39-0 on the floor of the Senate;
2010:	SB 126, passed by a vote of 39-0 on the floor of the Senate;
2011:	SB 468, passed three of its four Senate committees;
2012:	SB 148, passed by a vote of 37-1 on the floor of the Senate; and

**WHEREAS**, each of these years, however, the Senate bill died in messages to the House when the House did not take up the bill; and

**WHEREAS**, it is anticipated that similar bills will again be filed for the 2013 session; and

**WHEREAS**, this Board supports passage of a bill that would allow land previously used as a military facility to form the basis for a CRA,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board:

**Section 1.** Urges the Florida Legislature during the 2013 session to pass legislation amending the Community Redevelopment Act to modify the criteria for the creation of a CRA to include land previously used as a military facility.

**Section 2.** Directs the Clerk of the Board to transmit certified copies of the resolution to the Governor, Senate President, House Speaker, and Chair and Members of the Miami-Dade State Legislative Delegation.

**Section 3.** Directs the County's state lobbyists to advocate for the legislation and action set forth in Section 1 above, and authorizes and directs that the 2013 state legislative package be amended to include this item.

**Section 4.** In the event this item does not pass during the 2013 session, authorizes and directs the Office of Intergovernmental Affairs to include this item in the 2014 State Legislative Package when it is presented to the Board.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Díaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 5<sup>th</sup> day of February, 2013. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Jess M. McCarty

